

Hingham Housing Authority Board Meeting
30 Thaxter Street, Hingham, MA
Tuesday, September 7, 2021 at 5:00 p.m.

A Regular Board Meeting of the Hingham Housing Authority was duly called and held on Tuesday, September 7, 2021 at 5:00 p.m. and upon a call of the roll, the following Commissioners were found Present and Absent:

<u>Present</u>	<u>Absent</u>
Gregory O'Meara	Ruth Bennett (excused)
Irma Lauter	
Megan Buhr	
Janine Suchecki	

Pledge of Allegiance.

The Pledge of Allegiance was led by the Chairwoman, Janine Suchecki.

Approval of the Minutes

The minutes were discussed and Commissioner Lauter added a line on page 3 to the last bulleted item under Executive Director's report. It should read "the Greater Boston Food Bank will be making deliveries monthly to the residents of Hingham Housing Authority, if 50 people sign up". There was also a typo in the bulleted item above. It should say "subfloor at Beal Street."

Commissioner Lauter made a motion, seconded by Commissioner O'Meara, to approve the Minutes from the August 10, 2021 Regular Board Meeting with the corrections noted above. The motion passed unanimously.

Commissioner Buhr made a motion, seconded by Commissioner Lauter, to approve the accounts payable as presented. The motion passed unanimously.

CPC APPLICATION DISCUSSION

A power point presentation was given to the Board on the various applications that are to be submitted to the CPC.

Chairwoman Suchecki opened the meeting up for discussion on the applications.

Commissioner O'Meara asked that the acronyms be spelled out on the applications.

Commissioner O'Meara asked how the estimates were derived. James Marathas said the estimates were based on experience and added that these are the preliminary applications.

Discussion ensued on the CPC Board and what they could possibly reject the applications on. It was decided that as much support as can be gathered should be at the CPC meetings when the applications are on their agenda to be discussed.

Chairwoman Suchecki asked if we could submit another application for a larger sign at the front entrance of Thaxter Park. Mr. Marathas said he would prepare an additional application for this signage and the approximate cost would be \$7,500.00.

After a discussion on the CPC Board and what its Board could possibly deny the HHA's application for, the Board made the following votes:

Commissioner Lauter made a motion, seconded by Commissioner O'Meara to approve the submission of a Community Preservation Committee (CPC) application for a Hold-Open System for the hallway fire doors at 667-1. The estimated cost of the project is \$20,000. The motion passed unanimously.

Commissioner Lauter made a motion, seconded by Commissioner O'Meara to approve the submission of a Community Preservation Committee (CPC) application for painting the interior entrances at 667-1 & 667-2. The estimated cost of the project is \$54,000. The motion passed unanimously.

Commissioner Lauter made a motion, seconded by Commissioner O'Meara, to approve the submission of a Community Preservation Committee (CPC) application for the replacement of the entryway flooring at 667-1 & 667-2. The estimated cost of the project is \$131,400. The motion passed unanimously.

Commissioner Lauter made a motion, seconded by Commissioner O'Meara, to approve the submission of a Community Preservation Committee (CPC) application for the garage renovations including replacement of the roof, trim, doors and siding at Scotland Road. The estimated cost of the project is \$20,000. The motion passed unanimously.

Commissioner Lauter made a motion, seconded by Commissioner O'Meara, to approve the submission of a Community Preservation Committee (CPC) application for the replacement of the bay window and siding renovations at Scotland Road. The estimated cost of the project is \$47,000. The motion passed unanimously.

Commissioner Lauter made a motion, seconded by Commissioner O'Meara, to approve the submission of a Community Preservation Committee (CPC) application for the boiler replacement at Scotland Road. The estimated cost of the project is \$8,000. The motion passed unanimously.

Commissioner Lauter made a motion, seconded by Commissioner O'Meara, to approve the submission of a Community Preservation Committee (CPC) application for kitchen and bathroom renovations at the four (4) Family Units. The estimated cost of the project is \$58,000. The motion passed unanimously.

Commissioner Lauter made a motion, seconded by Commissioner O'Meara, to approve the submission of a Community Preservation Committee (CPC) application for the creation of additional parking spaces at 667-1 & 667-2. The estimated cost of the project is \$18,500. The motion passed unanimously.

Commissioner Lauter made a motion, seconded by Commissioner O'Meara, to approve the submission of a Community Preservation Committee (CPC) application for the creation dumpster pad enclosures at 667-1 & 667-2. The estimated cost of the project is \$17,000. The motion passed unanimously.

Commissioner Lauter made a motion, seconded by Commissioner O'Meara to approve the submission of a Community Preservation Committee (CPC) application for new signage to replace the current signage to the entrance of Theater Park. The new signage would be larger and easier to read. The estimated cost of the project is \$7,500.00 the motion passed unanimously.

Mr. Marathas explained that the next motion is to rescind a motion that was taken under the previous administration. Legal Counsel from DHCD as well as the Town Legal Counsel was consulted and rescinding the motion was the recommendation.

Commissioner O'Meara asked where the language for the motion came from. Mr. Marathas said that he drafted the language upon recommendation from legal counsel.

Discussion was had on the history of the transfer of this parcel of land from Hingham Housing Authority to the Town of Hingham.

The following motion was made:

Commissioner O'Meara made a motion, seconded by Commissioner Lauter, to rescind a prior Motion made at the June 5, 2019 Special Meeting. A motion was made and passed by the then Board of Commissioners at that Special Meeting. The Motion approved was to Transfer a parcel Land comprising approximately nineteen (19) acres to the Town of Hingham; Included in that Motion was a copy of the Memorandum of Agreement dated June 12, 2001; A Plot Plan of the property called "Division of School Tract II"; A Letter from DHCD dated April 19, 2019; A Letter from the Hingham Housing Authority dated July 31, 2001; A Quitclaim Deed and By-Laws of The Hingham Housing Authority adopted October 3, 1967 and Amended March 15, 2017. The Motion was passed on a 4 – 0 vote. That Motion is now rescinded and the land in question shall remain in the ownership of the Hingham Housing Authority.

Executive Director's Report

Mr. Marathas reported on the following:

- Relabeling of all mailboxes in all buildings
- Repair of major flood damage, ceiling and walls
- Clean all filters in all mini split heating systems.
- Replace nonfunctioning emergency light heads
- Picked up new furniture and rug for community room
- Installed new subfloor in 100 Beal Street and new bath floor
- Ordering of all materials for patio and stone wall project

Old/New Business

Chairwoman Suchecki opened up the meeting to the members of the public.

Tenant, Stephanie Strikiatis spoke to the Board and Mr. Marathas reporting that gutters are filling up with water with the heavy rains. Mr. Marathas said he would look into this.

Chairwoman Suchecki reiterated what she has said at previous meetings, that tenants can report maintenance issues to the staff and do not have to bring these issues up at the Board of Commissioners' meetings.

Laura Taylor said that Jack Cooper from the Mass Union Tenant Associations will be here next Monday, September 13th to discuss the benefits of a tenant association with the tenants from the Hingham Housing Authority. A spaghetti dinner will also be served.

There being no further business, Commissioner Lauter made a motion, seconded by Commissioner O'Meara to adjourn. The motion passed unanimously and the meeting was adjourned.

Respectfully submitted,

Terry Champion, Recording Secretary